



Millennium Homeowners Association

C/o Community Association Management Co.
2240 Meridian Blvd. #D
Minden, NV 89423
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info@camco4nv.com

July 19, 2016

LATE MATERIAL

Carson City Planning Division
Attn: Hope Sullivan
Carson City NV 89703

Item # 25C
Meeting Date: 07/21/16

Dear Hope,

The Board of Directors for the Millennium Homeowners Association recently held a meeting whereby we had a couple of members attend. One of the Agenda items was the continued discussion of the State Street project adjacent to the association. Our association is 36 members strong and thus far we have had no adverse comments from any of those members.

Many owners attended the open house and heard from Rob McFadden the plans intended and came to the meeting to comment to the Board their concerns and their delight in having this area developed.

The association has been contending with a lot of undesirable people and events in this area for some time and it's been very disconcerting to many of the members. The interactions the Board has had with Development has been smooth, and encouraging as we move forward with maintenance agreements with a shared pathway that will take it back to the original intent for the community at large and limit the liability of the manmade pathways outside influences have created.

We are quite encouraged at everything this community will bring to Carson City and to Millennium Homeowners Association.

As we move forward in our plans of creating a mutually beneficial pathway we look forward to a long and productive relationship with the newly adjacent envisioned community.

Please let me know if you have any other questions, I can be reached at

Sincerely,

A handwritten signature in black ink that reads 'Rhonda Smith'. The signature is fluid and cursive, with the first name 'Rhonda' being larger and more prominent than the last name 'Smith'.

Association Manager, CMCA, AMS, NSCM
On behalf of the Board of Directors

CC: Board Members
Rob McFadden



Late Material

25. C



July 20, 2016

Carson City Planning Department:

I am writing this letter to show our support for the State Street residential development project in Carson City.

United Federal Credit Union operates a branch at 1350 E. William Street, which borders the proposed development. As Carson City grows and more people discover what a wonderful place it is to live, there will continue to be a need for new housing for individuals and families who want to move into our area. It is imperative that we provide these prospective residents with a variety of housing choices and accompanying amenities that will attract them to our area.

Please count us among those who endorse the State Street residential development project. We are excited to see the growth of the area, eager to welcome new neighbors, and enthusiastic about the added opportunities the development will bring to local businesses.

Sincerely,

A handwritten signature in black ink, appearing to read "Danny DeLaRosa".

Danny DeLaRosa
Market Vice President
United Federal Credit Union



Carson City Planning Division

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MEMORANDUM

Board of Supervisors Meeting of July 21, 2016

TO: Board of Supervisors

FROM: Hope Sullivan, AICP
Planning Manager

DATE: July 20, 2016

SUBJECT: **TPUD-16-053: Consideration of a request from State Street Development LLC (property owner: State Street Development LLC) for a Tentative Planned Unit Development (TPUD) to create 105 single family attached residential parcels, including a request for a reduction in perimeter setbacks, a reduction in the minimum lot size, the use of a modified parking standard, and a Special Use Permit to allow a residential use on property zoned General Commercial (GC), located at State Street, APN 002-441-23.**

DISCUSSION

Since the release of the Supervisor's packet, the applicant for the above referenced project has asked that proposed Condition #13 include clarifying language. Language agreed to by the staff and the applicant is as follows. Language added since the July 8, 2016 memorandum from the Planning Manager appears as underlined, and language proposed to be deleted appears with a strikethrough.

- The property identified by APN 002-441-21 and located to the south of Lots 25 – 33 shall be encumbered along the northern property line that will exist after the transfer of the "area to be acquired" with a ten foot "no building" easement with a prohibition of buildings ~~above grade~~ within the easement. For purposes of this condition, a building is defined as a structure built, designed, or used for the support, shelter, or enclosure of persons, animals, or personal property. Ancillary structures including, but not limited to, HVAC units, trash enclosures, utility vaults, fencing, as well as subterranean and at grade improvements, including, but not limited to, paving and drainage improvements, are permitted in the ten foot "no building" easement.

If the Board agrees with this revised condition, staff would propose the motion state:

“I move to approve a request from State Street Development LLC (property owner: State Street Development LLC) for a Tentative Planned Unit Development to create 105 single family attached residential lots, including a request for a reduction in perimeter setbacks, a reduction in the minimum lot size, the use of a modified parking standard, and a Special Use Permit to allow a residential use on property zoned General Commercial, located at State Street, APN 002-441-23, based on the findings and subject to the recommended conditions of approval contained in the memorandum dated July 8, 2016 from the Planning Manager, with the modified language to Condition #13 included in the memorandum date July 20, 2016 from the Planning Manager.”